



St Andrew's Church, Glamis Road, Kirriemuir, DD8 5BU

Property

Grand C-Listed church building to the south of Kirriemuir town centre. The peaceful community is at the foot of the Angus Glens, is surrounded by open countryside and provides a range of services and facilities.

The building dates from 1903 with a later two storey extension to the rear. It is of traditional stone construction and comprises a main church area, a meeting hall, offices, kitchen, and toilet facilities.

Offering an excellent purchase opportunity in a picturesque area of the country, the church has superb potential for a variety of uses, subject to the necessary consents being agreed.

Accommodation

Main Church- 231.34 sqm **Rear Extension (Meeting Hall)-** 60.23sqm **Lower Ground Floor:** 27.92sqm

First Floor Offices: 39.83

Total: 359.32sqm

Grounds

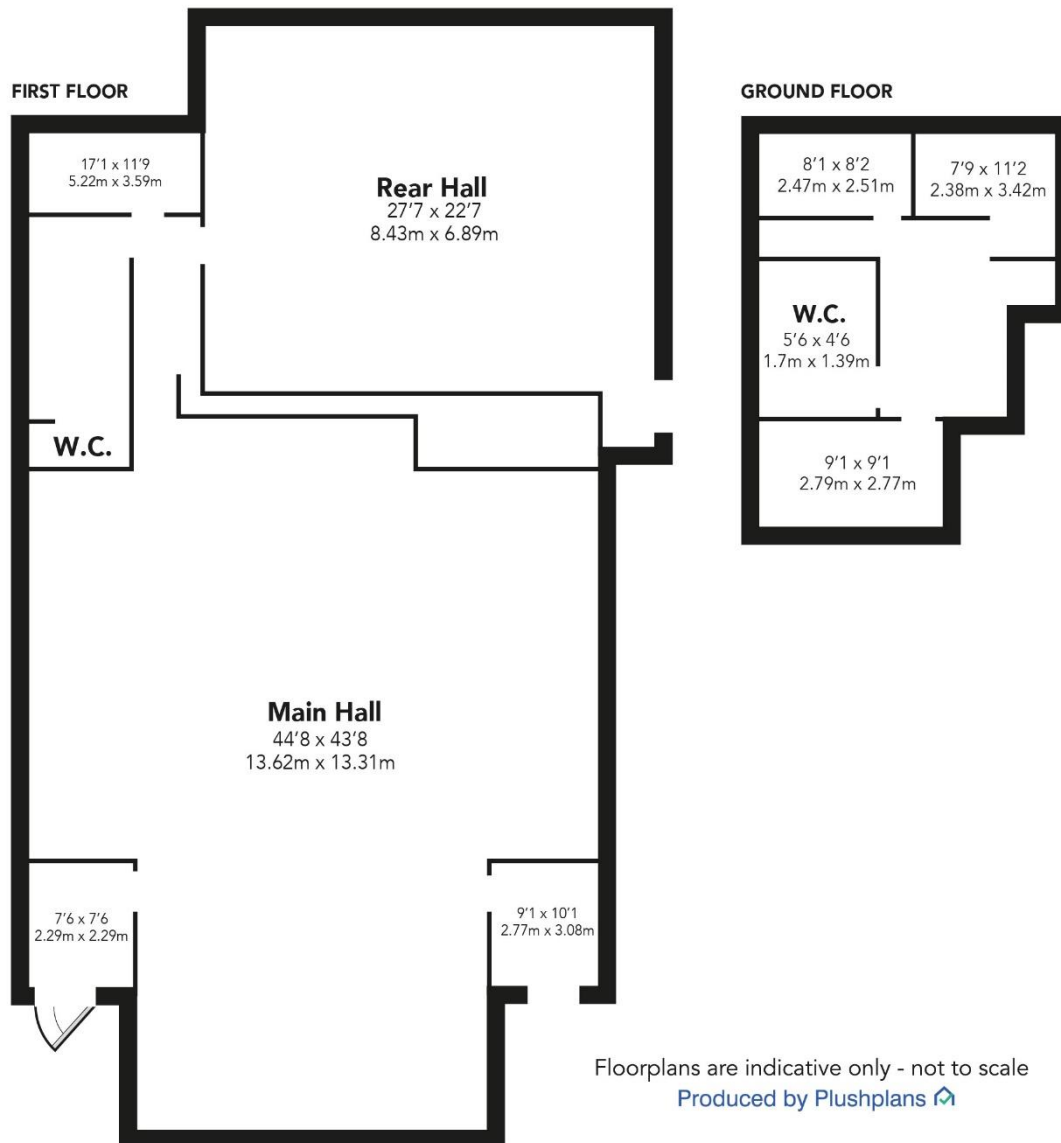
The property has limited grounds to the front and east side of the property. Parking is available on-street to the front.

Services

The property is connected to mains supplies of water, gas and electricity. Drainage is into the main public sewer.

EPC Rating- G





Planning

As a Category C Listed Building the church falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. In addition to its current use, it could be used as a crèche, day nursery, day centre, educational establishment, museum or public library without the necessity of obtaining planning permission for change of use.

The property may be suitable for redevelopment for residential use subject to the necessary consents being obtained but interested parties are advised to satisfy themselves as to the position as no warranty is given by the Seller as to this.

Local Area

The town of historic Angus town of Kirriemuir has a range of amenities including leisure facilities, retail and recreational opportunities along with excellent Primary and Secondary schooling.

It also has three museums: The Gateway to the Glens Museum, Barrie's Birthplace, and the Tayside Police Museum.

The A90 dual carriageway is nearby and offers swift access to both Dundee and Aberdeen and there are excellent bus links.

Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 2402263
Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

